



Community Development Corporation Meeting Minutes

Monday, December 01, 2025 at 6:00 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

<https://cityoflosfresnos.com/meetings>

NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRENSOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

A. CALL MEETING TO ORDER

President Enrique Juarez called the meeting to order at 6:00 p.m.

PRESENT

President Enrique Juarez
Place 2 Pedro Maldonado
Place 3 Leo Casanova
Place 4 Marco Huerta
Place 5 Gordon Cappon
Place 6 Claudia Villarreal
Vice President Daniel Alvarez

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Milum gave the invocation and led the audience in the Pledge of Allegiance.

C. VISITORS REMARKS

To speak, you must sign in with the City Secretary prior to the meeting. You have a limit of 5 minutes to speak.

There were none.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from November 3, 2025.

Motion was made and seconded to approve the minutes from November 3, 2025.

Motion made by Place 5 Cappon, Seconded by Place 2 Maldonado.

Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

2. Consideration and ACTION to acknowledge the October 2025 Financial Report A. Monthly B. Year to Date Report C. Sales Tax Report

Mr. Milum reported 23 transactions totaling \$101,345, including expenses for the completed pool project and funding for the Little League agreement. Actual October expenditures were \$81,574, with the variance explained by checks issued for prior-year bills. The sales tax report indicated collections were 7.11% below budget and 7.27% lower than October 2024, a difference of approximately \$3,300. The budget had assumed flat sales tax compared to the previous year, and the one-month variance was not considered significant.

Motion was made and seconded to acknowledge the October 2025 Financial Report.

Motion made by Place 2 Maldonado, Seconded by Place 4 Huerta.

Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

3. Consideration and ACTION to approve an interior grant for Robyn's Cheesecake Café located at 32412 State Hwy 100 Suite E.

Mr. Huerta explained the Business Incentive Committee reviewed the request and obtained two quotes, with the lowest bid from Discount Granite totaling \$2,240.57. The Community Development Corporation's portion of the grant will be \$1,120.29. The committee voted to recommend approval.

Motion was made and seconded to approve an interior grant for Robyn's Cheesecake Café located at 32412 State Hwy 100 Suite E. to the lowest bid in the amount of \$2240.57 with the CDC portion being \$1,120.29.

Motion made by Place 2 Maldonado, Seconded by Place 3 Casanova.

Voting Yea: President Juarez, Place 2 Maldonado, Place 3 Casanova, Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal, Vice President Alvarez

E. REPORT BY GENERAL MANAGER

1. City Manager Report

A. Economic Development Coordinator Report 1. Conference Insights 2. Website & Media Development 3. Los Fresnos Business Circle (LFBC)

Mr. Rosas the Economic Development Coordinator reported the November 2025 report highlighted three key areas: insights from recent conferences, progress on website and media development, and updates on the Los Fresnos Business Circle. From the Texas Municipal League and Texas Economic Development Council conferences, the main takeaways were the importance of prioritizing local-first growth to strengthen community businesses and ensuring digital accessibility through a dedicated Economic Development Corporation website. Media efforts are underway, including video production from the Los Fresnos Falcons playoff game and continued work on the new website. The Business Circle remains a successful networking initiative, with strong participation from Los Fresnos and surrounding cities; the next event is scheduled for December 18 at Bonita Flats Winery. Board members were encouraged to attend these events to engage with local businesses and promote available CDC grants.

F. ADJOURNMENT

The meeting was adjourned at 6:17 p.m.

Enrique Juarez, President

ATTEST:

Jacqueline Moya, City Secretary